

## SAVANNAH 3 BED/3.5 BATH CHARMING COTTAGE HOME WITH INCOME PRODUCING UNIT

Savannah

MLS# 420310

**CI\$1,300,000**





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**Charming cottage-style estate set on a gorgeously landscaped .42 of an acre**, enveloped by mature, lush fruit trees and designed for **privacy, flexibility, and refined resort-style living**. This exceptional single-family residence offers an inviting **covered front patio**, an expansive **rear entertaining deck**, and a **private pool**, creating a serene indoor-outdoor lifestyle ideal for both personal enjoyment and high-end long-term or short-term rental use.

Spanning **3,200 square feet**, the property includes a **2-car carport** and a **detached, substantially completed 1-bedroom / 1-bath studio with a 2-car garage**, private entrance, and dedicated parking area. This separate structure presents a compelling opportunity for a **luxury Airbnb, executive guest suite, or income-producing retreat**, requiring only final design selections to complete. The unit could easily be converted into a 3 bedroom accommodation by enclosing the 2-car garage.

With its **estate-like setting, multiple living structures, and strong income-generating potential**, this property is uniquely positioned for **discerning investors** or owner-occupants seeking a **premium asset with lifestyle and revenue appeal**. **Seller is highly motivated and will consider all reasonable offers.**

**Property Features**

Type	Status	View
Residential (For Sale)	New	Garden View, Pool View
Listing Type	Bed	Bath
Single Family Home	3	3.5
Sq Ft	Block/Parcel	Area
3,200	28D / 191	40
Year Built		
2012		